

LAND DEPARTMENT, Burlington & Missouri River R. R. Co. in Nebraska.

GEO. S. HARRIS,
Land Commissioner.

Land for sale on 10 years' Credit at 6 per cent. int.

T. H. LEAVITT, Burlington, Iowa
G. O. MANCHESTER, Plattsmouth, Neb.,
Asst. Land Commissioners.

PREMIUMS FOR LAND IMPROVEMENTS.

Splendid inducements offered by the Burlington & Missouri River Railroad Company in Nebraska, to actual settlers who buy land on ten years' credit at any time between January 1st and December 31st, 1873.

MILLIONS OF ACRES FOR SALE,

In great variety of location, at prices so various as to suit every one.

PREMIUMS.

To every buyer of its land in 1873, on ten years' credit, the Burlington & Missouri River Railroad Company in Nebraska, makes the following offer:

To each purchaser of land who shall break up one-fourth part of his land within the first year of purchase, a deduction of ten per cent. from the price of all the land bought; and, further, to each purchaser who within two years shall break up and have in cultivation one-half of his land, a second deduction of ten per cent. from the price of the whole. Cultivation will be held to include breaking, land properly planted with forest or fruit trees, and tame grass land.

The land buyer, to profit by this offer, must make a written statement, in blanks to be obtained of the Company, setting forth the amount of his purchase and the number of acres he has in breaking, and in cultivation, and trees. The truth of this statement must be sworn to before a notary public or a justice of the peace; and the statement must be forwarded to the General Land Office of the Company, in Lincoln, in the month of January in each year.

DEDUCTIONS.

The purchaser of land from the Burlington & Missouri River Railroad Company in Nebraska, on ten years' credit terms, is also entitled to a deduction of eighteen per cent. if he pays in full at the end of one year from date of purchase; of fifteen per cent. if he pays in full at the end of the second year; and of ten per cent. if he pays in full at the end of the third year.

RESULTS.

The operation of this liberal system of premiums and deductions will be as follows:

One hundred and sixty acres at \$5 per acre amounts to \$800. The annual interest at six per cent. on this sum is \$48; and on the ten years' credit terms the buyer pays only interest for four years. At the expiration of four years he will commence the payment of principal, in seven yearly instalments of \$114.28 each, and also interest on the unpaid balance of principal until the whole is paid.

But if a buyer of 160 acres at \$5 per acre on ten years' credit has 80 acres of the land broken and cultivated during the first and second years, he gets a deduction of twenty per cent., or \$160. The deduction will be applied to payment of principal; and, in the case supposed, the \$160 will meet the first payment of principal, and leave \$45.72 to be applied towards the second payment of principal.

Further, if at the expiration of two years from purchase the buyer pays in full, fifteen per cent. is deducted from the purchase price of the land. This deduction, with twenty per cent. for breaking and cultivating, makes a total reduction of thirty-five per cent., thus reducing the price of the land sold at \$5 per acre to \$3.25 per acre.

REBATES.

Other great and special advantages are offered. We allow rebates of half fare to our land buyers and their families, and about half freight on household goods and stock per car load from Chicago, Mendota, Galesburg, Peoria, Quincy, Burlington, and Ottumwa. To secure the rebates, LAND EXPLORING TICKETS must be bought at these places, or wherever advertised for sale.

LAND EXPLORING TICKETS also secure free fare in Iowa, when the land is bought in Iowa, and in Nebraska when the land is bought in Nebraska.

THE BEST THING IN THE WEST.

Our liberal Premiums, Rebates, Free Fares and Deductions for full payments, constitute far better and greater inducements to settlers in Nebraska, than can be realized by pre-empting United States lands at \$3.50 per acre. These offers are only excelled by the bountiful munificence of the Federal Government, in giving to our soldiers and sailors, and to native, adopted or naturalized, citizens a FREE HOMESTEAD, which also can be obtained within the limits of our land grant in Nebraska.

MARK AND REMEMBER OUR OFFERED BOUNTIES

to all who buy land of this Company in 1873:

Twenty per cent. reduction from 10 years' credit price for cash in full.

Twenty per cent. reduction from 10 years' credit price for $\frac{1}{2}$ down and balance in 2 years with 10 per cent. interest.

Eighteen per cent. reduction from 10 years' credit price for full payment in 1 year.

Fifteen per cent. reduction from 10 years' credit price for full payment in 2 years.

Ten per cent. reduction from 10 years' credit price for full payment in 3 years.

Twenty per cent. premium endorsed on 10 years' credit contract, in payment of principal, if one-half of land bought is improved and cultivated within two years from date of purchase.

Free Fare in Iowa, on Iowa Land.

Free Fare in Nebraska, on Nebraska Land.

Half first-class Fare to buyers, and about

Half Freight on household goods and stock, per car load, from Chicago and other places, as above stated.

These extraordinary inducements are offered in order to aid the new settler in beginning and extending improvements rapidly, to increase the sale of lands, to build up a carrying trade for the Railroad, and to enrich and develop this beautiful country as quickly as possible.

N. B.—The premium for improvements applies only on land bought in 1873, on long credit terms, in Nebraska.

Apply to

GEO. S. HARRIS, Land Commissioner,

For Iowa Lands, at Burlington, Iowa;

For Nebraska Lands, at Lincoln, Nebraska.

Or to

W. D. COWLES, General Eastern Agent, 317 Broadway, New York City.

W. H. WISNER, General Agent, 59 South Clark Street, Chicago, Ill.